



New Residential Electric Vehicle (EV) Parking Requirements take effect March 15, 2024

What is it?

New electric vehicle (EV) charging requirements take effect March 15, 2024. The requirements **vary by development type** based upon Building Code Occupancy from the International Building Code. The City must adopt these requirements as part of state building code updates (see [WAC 51-50-0429](#) and [BIMC Sections 18.15.020.B & 18.15.020.C.3](#)).

When do the EV charging requirements apply? [BIMC Table 18.15.020-3](#)

Nonresidential: New buildings that provide more than 10 parking spaces (Groups A, B, E, F, H, I, M, and S occupancies).

Residential: New residential buildings. Amount and type of EV infrastructure varies by type of building.

Existing Commercial or Multifamily (5+ units) Buildings: Expansion by more than 5% of floor area.

Commercial Parking Lots: Any new paved commercial parking lots or parking garages as a stand-alone use (not accessory to development).

What are the 3 levels of EV Infrastructure? [BIMC 18.36.030](#)

EV-Capable: Provide electrical panel capacity & conduit/raceways.

EV-Ready: 40 AMP, 208/240-volt dedicated branch circuit to junction box/receptacle close to parking stall.

EV Supply Equipment (EVSE): All supply equipment installed to enable transfer of energy from premises to electric vehicle.



The amount & level of EV Infrastructure required varies by development type.

Building Use	# of EV-Capable Parking Spaces	# of EV-Ready Parking Spaces	# of EVSE Parking Spaces
Nonresidential buildings (Group A, B, E, F, H, I, M, and S occupancies)			
New buildings	20% of total parking spaces	30% of total parking spaces	10% of total parking spaces
Existing buildings proposed for expansion	20% of total parking spaces	10% of total parking spaces	5% of total parking spaces
New paved surface parking lots and parking garages	20% of total parking spaces	30% of total parking spaces	10% of total parking spaces
Residential buildings with 5 or more dwelling units (Group R-2 occupancy)			
New buildings	10% of total parking spaces	25% of total parking spaces	10% of total parking spaces
Existing buildings proposed for expansion	20% of total parking spaces	10% of total parking spaces	5% of total parking spaces
Other residential buildings (other Group R occupancies)			
Buildings with 3-4 dwelling units without private garages	10% of total parking spaces	25% of total parking spaces	10% of total parking spaces
Buildings with 1-2 dwelling units, without private garages	Not required	One for each dwelling	Not required
Dwelling units with private garages	Not required	One for each dwelling	Not required
Note: Occupancies as defined in the International Building Code and International Residential Code.			